145.0	0004	0015.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	696,600 /	696,600
					USE VALUE:	696,600 /	696,600
					ASSESSED:	696,600 /	696,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
182		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIPP STUART &	
Owner 2:	ABDULRAZAK NADIA	
Owner 3:		
Street 1:	182 NEWPORT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	BIRD KELVY -
Owner 2:	-
Street 1:	182 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,450 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Aluminum Exterior and 1235 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4450.000	248,500	5,300	442,800	696,600
Total Card	0.102	248,500	5,300	442,800	696,600
Total Parcel	0.102	248,500	5,300	442,800	696,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 564.05 | /Parcel: 564.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95122
GIS Ref
GIS Ref
Insp Date 01/24/18

PREVIOUS ASSESSMENT

Parcel ID 145.0-0004-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	248,400	5300	4,450.	442,800	696,500	696,500	Year End Roll	12/18/2019
2019	101	FV	215,600	5300	4,450.	415,100	636,000	636,000	Year End Roll	1/3/2019
2018	101	FV	181,300	3800	4,450.	343,200	528,300	528,300	Year End Roll	12/20/2017
2017	101	FV	181,300	3800	4,450.	315,500	500,600	500,600	Year End Roll	1/3/2017
2016	101	FV	181,300	3800	4,450.	287,800	472,900	472,900	Year End	1/4/2016
2015	101	FV	171,100	3800	4,450.	282,300	457,200	457,200	Year End Roll	12/11/2014
2014	101	FV	171,100	3800	4,450.	262,400	437,300	437,300	Year End Roll	12/16/2013
2013	101	FV	171,100	3800	4,450.	249,600	424,500	424,500		12/13/2012

!11341!

PRINT

Date	Time
12/11/20	01:31:25

LAST REV

Date	Time
03/26/18	14:32:46

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11341

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIRD KELVY,	59189-385		5/30/2012	Mult Lots	565,000	No	No		
JOHNSON KING M	51308-72		6/13/2008	Mult Lots	452,800	No	No		
	12753-721		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2014	719	Redo Bat	9,800					

ACTIVITY INFORMATION

Date	Result	By	Name
1/24/2018	Inspected	BS	Barbara S
12/16/2017	MEAS&NOTICE	HS	Hanne S
7/1/2014	Info Fm Prmt	PC	PHIL C
8/30/2012	MLS	EMK	Ellen K
3/16/2009	Inspected	345	PATRIOT
1/30/2009	Measured	336	PATRIOT
12/7/1999	Mailer Sent		
11/17/1999	Measured	268	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95122
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4450		Sq. Ft.	Site		0	80.	1.24	9									442,800						442,800	

Total AC/HA:	0.10216	Total SF/SM:	4450	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	442,800	Spl Credit		Total:	442,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.00969899
Adj $ / SQ:	177.202
Other Features:	71750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	360158
Depreciation:	111649
Depreciated Total:	248509

COMMENTS

SCUTTLE BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

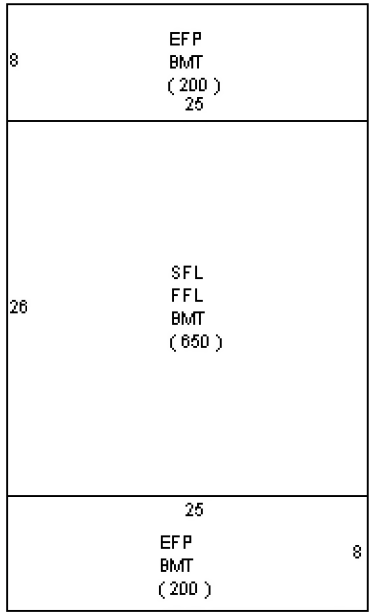
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	177.20
Special Features:	0	Val/Su Net:	92.55
Final Total:	248500	Val/Su SzAd	201.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,050	53.160	55,819
FFL	First Floor	650	177.200	115,181
SFL	Second Floor	585	177.200	103,663
EFP	Enclos Porch	400	34.360	13,745

	Net Sketched Area:	2,685		Total:	288,408
Size Ad	1235	Gross Are	2750	FinArea	1235

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X21	A	AV	1940	24.92	T	40	101			3,800			3,800
19	Patio	D	Y	1	22X24	A	AV	2014	2.96	T	5	101			1,500			1,500

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300